

**Appendix C**  
**Existing Upper State Street Area Design Guidelines**

**CITY OF SANTA BARBARA**

**UPPER STATE STREET AREA  
DESIGN GUIDELINES**

Adopted by City Council on July 7, 1992

UPPER STATE STREET AREA

DESIGN GUIDELINES

INTRODUCTION

These special guidelines for the Upper State Street Area encourage designs which will be compatible with their neighborhoods and also enhance Santa Barbara's distinctive built environment. It is recognized that Upper State Street is a special and distinct area of the City with several unique neighborhoods (described below), a variety of old and new architecture, and a desire to possess its own identity within the context of Santa Barbara's identity and character.

DESCRIPTION

Upper State Street is predominantly an automobile oriented area of our City. It has wide streets, large parking areas fronting on the street, and large shopping centers and strip commercial developments. All of these elements present special design problems which can be mitigated by appropriate planning, architecture and landscaping, while being sensitive to the business interests and quality of architecture and landscaping which Santa Barbara wishes to encourage.

PURPOSE

Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and complements its setting in the natural environment. The use of simple building materials, generous landscaping, human scale and soft colors creates a comfortable and harmonious ambiance in the City. Because all commercial projects within the Upper State Street area require architectural review, it is the purpose and goal of these guidelines to direct the Board, architects, designers, and applicants toward preliminary concepts which will be sensitive to and compatible with the distinctive character of Santa Barbara's built environment.

UPPER STATE STREET AREA NEIGHBORHOODS

The Upper State Street Area is divided into 6 separate neighborhoods. It is recognized that each of these is different and requires unique architectural solutions. The map included as Attachment A delineates and names the six (6) neighborhoods. New designs will be acceptable if they exhibit compatibility with their respective neighborhoods.

The six neighborhoods are described as follows:

1. The State and Alamar Neighborhood extends from Constance Avenue to Calle Crespis and possesses a strong residential character with large oaks and sycamores and the natural setting of Mission Creek. Significant structures in the area include the Red Cross Building and the Medical Offices at Alamar Avenue and State Street.
2. The Upper De la Vina Neighborhood extends from Constance Avenue to State Street and is characterized by a predominance of small, single story street oriented commercial establishments with minimum parking and a variety of architectural styles. Significant structures in the area include Chadwicks Furniture, Standard Brands Paint Store and the old fire station.
3. The State and Las Positas Neighborhood extends from Calle Crespis to Arroyo Burro Creek and has a variety of small street oriented commercial establishments, small motels, strip commercial and the Loreto Plaza Shopping Center. In this neighborhood the Las Positas Road and State Street intersection is the focal point and the automobile is very present. Significant structures in the area include Home Fed Bank and Garrett's Furniture.
4. The Outer State Street Area is a large neighborhood extending from Arroyo Burro Creek to where State Street crosses Highway 101, which forms its southerly boundary. The development in this neighborhood is characterized by newer and larger buildings and shopping centers with landscaped setbacks and adequate parking. The major intersection of La Cumbre Road and State Street occurs near the location of La Cumbre Plaza Shopping Center and Five Points Shopping Center. There are a variety of architectural styles in this neighborhood.
5. The Auto Center Area is a special neighborhood north of and accessible from Highway 101 and contains many auto agencies and the Plaza de Oro Office Complex. The Gregg Motors complex constitutes the major architectural statement for this neighborhood.
6. The Pesetas Area is a small and special neighborhood at the west end of the City and is dominated by the Santa Barbara Medical Clinic.

## **DESIGN GUIDELINES**

### **Architectural Style:**

All styles of architecture must be compatible with their respective neighborhood and must also enhance Santa Barbara's distinctive architecture by designs which are in the context of the ambiance and charm which exemplifies Santa Barbara. See Neighborhood Compatibility below:

### **Site Planning:**

The planning and design of the site should take into account that parking is preferred behind the building rather than fronting on the street. Ease and safety of ingress and egress should be given careful consideration. Buildings should have setbacks from the street in scale with their height and mass, and respecting the setbacks of adjacent buildings. See Private Property Landscaping below.

### **Color in Architecture:**

Light colors typical of those found in Mediterranean buildings is preferred. This includes pastels and mottled color combinations.

### **Exterior Finishes:**

Plaster is the most acceptable material to be used as the dominant exterior finish. Other natural materials may be used. Natural materials in conjunction with plaster add subtlety and variety to the color and texture of buildings. Glass should be used in a manner consistent with the tradition of the architectural style being used. Large, unbroken expanses of glass or other shiny or reflective surfaces may not be appropriate.

### **Roofs:**

Sloping tile roofs are preferred. Conventional roof forms are most acceptable. Flat roofs properly treated are acceptable particularly when used in conjunction with other roof forms or traditionally treated parapets or wall elements.

### **Architectural Elements:**

Architectural features which help to soften and humanize a building are recommended. These include arches, columns, trellises, deeply recessed windows and doors, moldings and built up planters.

**Building Height:**

Building heights should be in scale and proportion with their setbacks and should be compatible with adjacent buildings.

Buildings must have human scale.

**Lighting:**

Parking lot lighting shall be integrated with trees. It is preferred that pole lighting be limited to twelve (12) to fourteen (14) feet in height. Trees should be in scale with pole-mounted light fixtures.

Parking lots adjacent to portions of State Street that have street lighting should consider whether additional parking lot lighting is necessary.

Light sources should be hidden as much as possible. Subtle uplighting of building elevations is preferred. Decorative light fixtures should be used primarily for accents.

Avoid overlighting. Subtle and warm lighting is preferred.

Ground-lit signage is encouraged so as to integrate with the rest of the exterior lighting of the building.

**Neighborhood Compatibility:**

In neighborhoods which possess examples of distinctive architecture, structures and additions should present a harmonious character so as not to clash or exhibit discord with the particular surrounding neighborhood in which they are placed. Structures should characterize a consistency with the elements that distinguish the particular neighborhood in which they are placed. These elements include, but are not limited to, a sense of mass, scale, roof lines, colors, textures, materials and maintenance of the existing setback and patterns of development in the particular neighborhood.

In neighborhoods which do not possess examples of distinctive architecture, structures and additions should be designed so as to lead the neighborhood toward designs which are harmonious with Santa Barbara's distinctive built environment.

When a project being reviewed by the ABR is within close proximity to El Pueblo Viejo or other historic district, designated Landmarks or Structures of Merit, special consideration may be given to that district's guidelines. (SBMC 22.22).

**Private Property Landscaping:**

Encourage use of skyline and canopy trees on private property bordering State Street. Select trees that are visually compatible with the existing street trees.

Where planting space permits, encourage the planting of large skyline trees: *Eucalyptus citriodora* (*Lemon-Scented Gum*); *Platanus racemosa* (*California Sycamore*); *Washingtonia robusta* (*Mexican Fan Palm*); etc..

Landscape design shall identify entrances to buildings and parking lots, direct traffic and pedestrian flow, and screen objectionable views (i.e. trash enclosures, backflow preventers, etc.).

Encourage the preservation and enhancement of the natural creek areas. Planting shall be California native riparian species (i.e. *Platanus racemosa* (*California Sycamore*), *Quercus agrifolia* (*Coast Live Oak*), etc.).

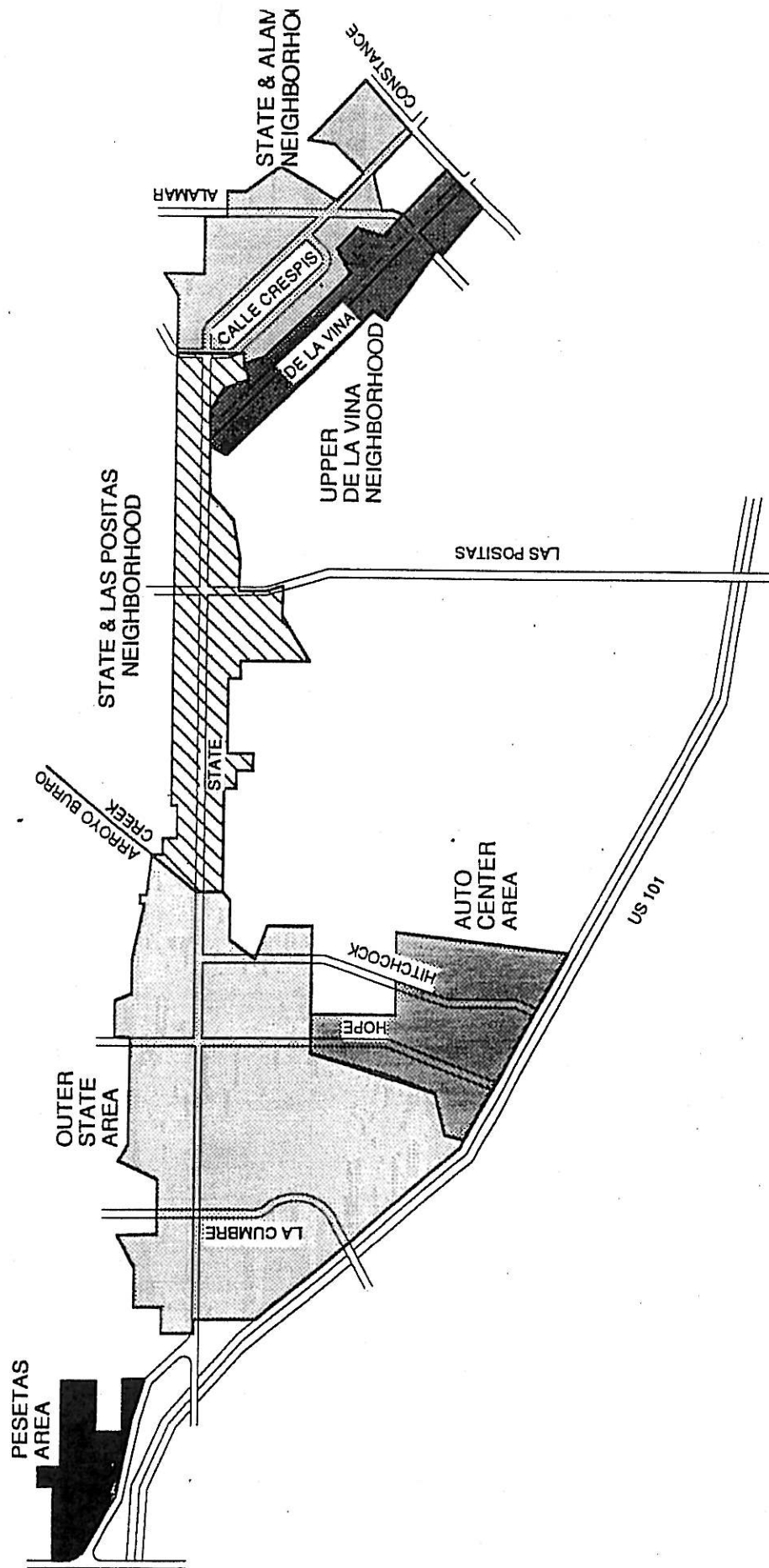
Use flush tree grates around tree trunks and steel reinforced paving around planters in sidewalk areas. Root barriers shall be installed where buttressing root species are planted.

Tree planting design shall not be compromised by lighting requirements; however, adequate lighting for safety at night is recommended.

Encourage foundation planting where planting will not obscure window displays.

Trees in parking areas should branch no lower than 10 feet above parking areas and, where truck traffic is present, branches should be fourteen feet (14') above the paving.





UPPER STATE STREET NEIGHBORHOODS & AREAS